

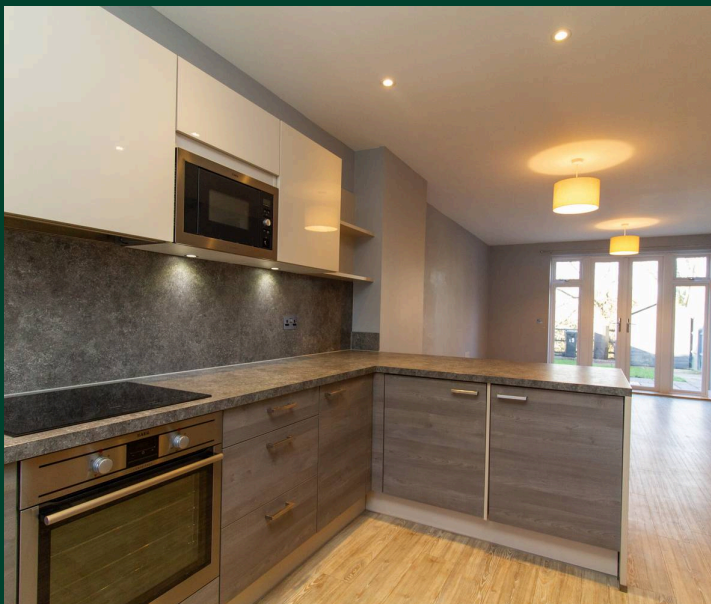
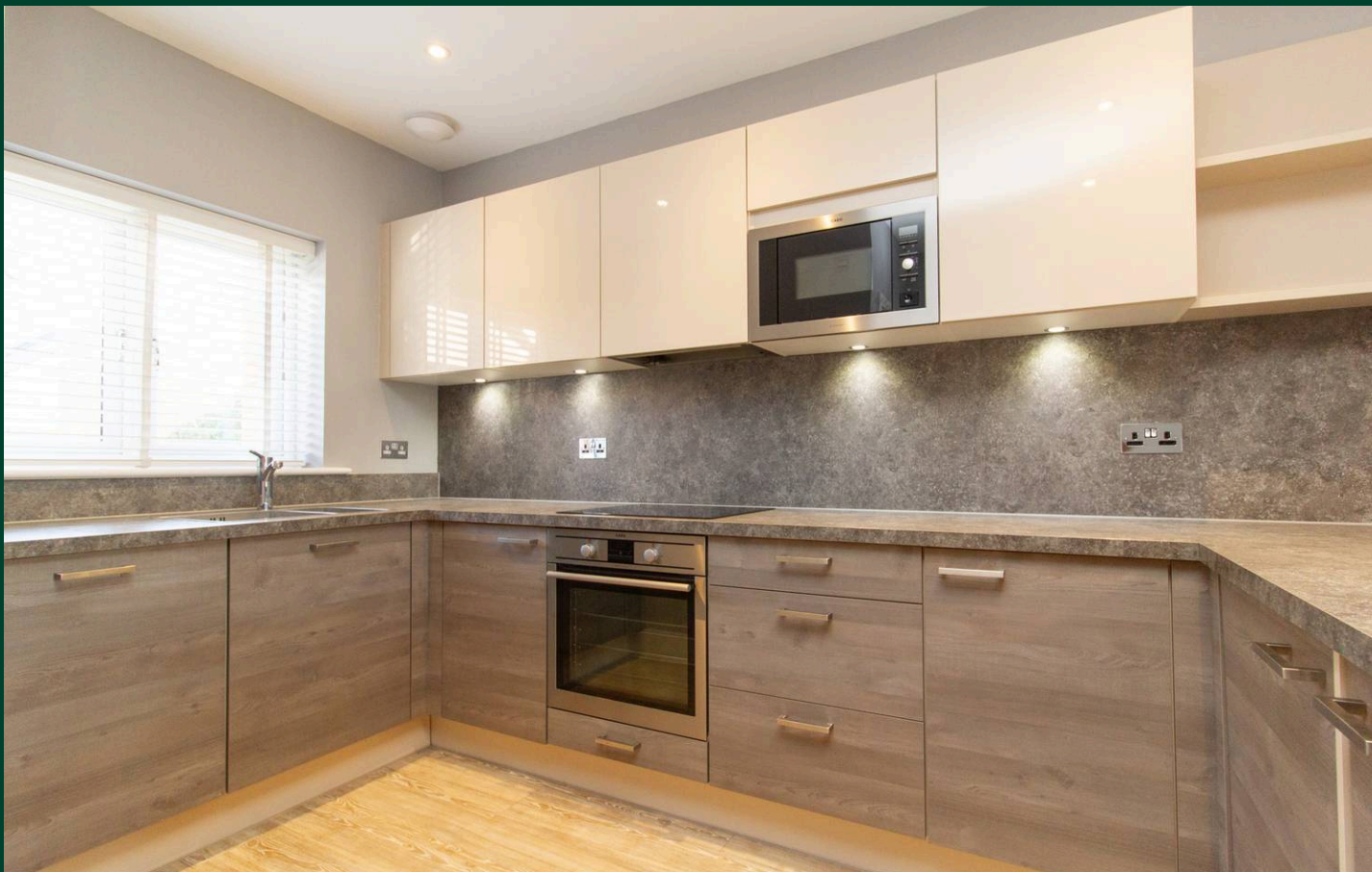


Teaseltun  
Fleet

McCarthy  
Holden

Guide Price £400,000





## Teaseltun

### Fleet

This beautifully presented two-bedroom, two-bathroom modern semi detached house, situated on the favourable Edenbrook development, offers an exceptional blend of style, comfort, and practicality.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Edenbrook Development
- Private garden with paved patio
- Modern kitchen with integrated appliances
- Open plan kitchen living area
- Breakfast bar
- French doors to garden



## Property

This beautifully presented two-bedroom, two-bathroom modern semi detached house, situated on the favourable Edenbrook development, offers an exceptional blend of style, comfort, and practicality.

## Ground Floor

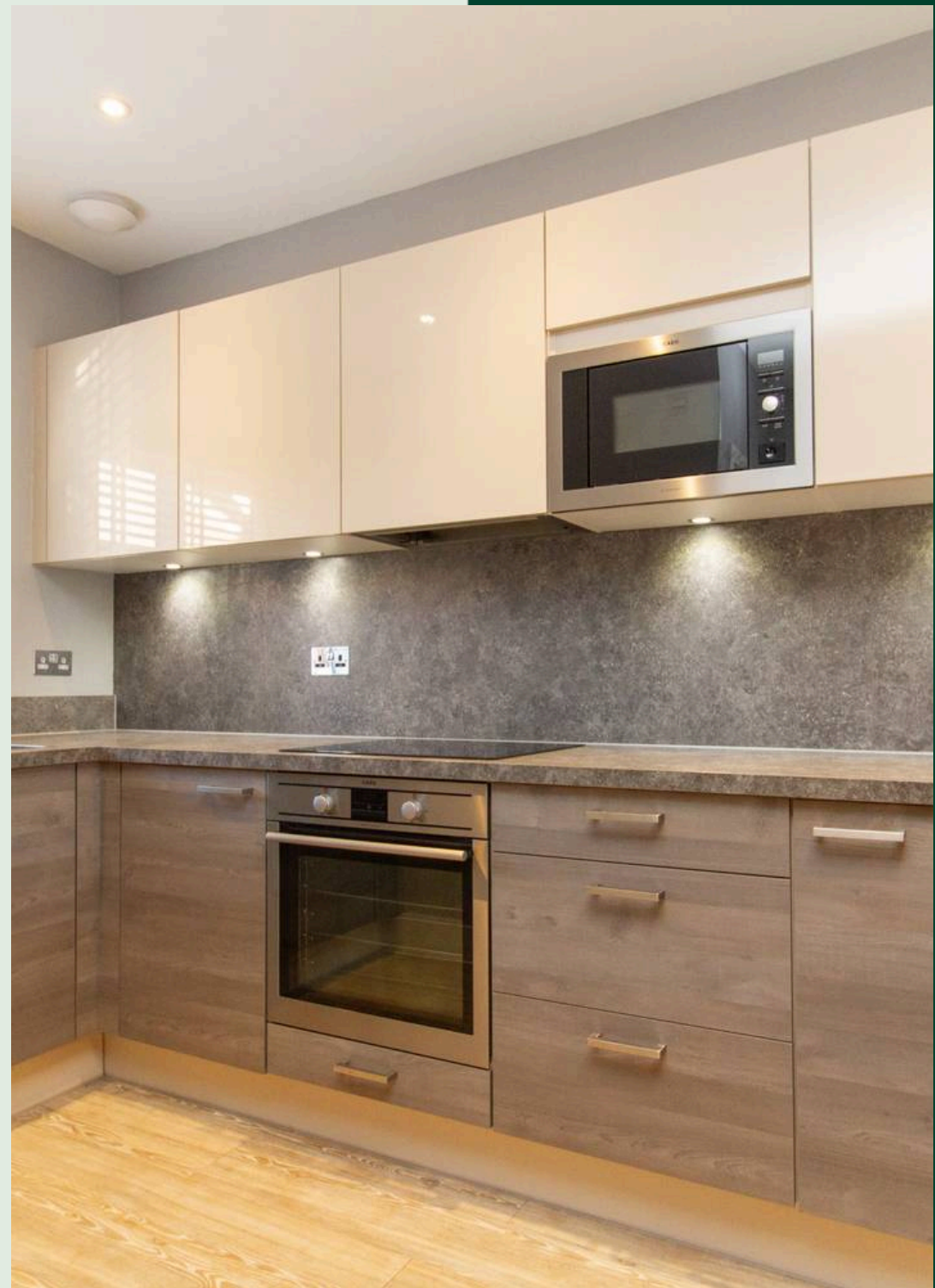
The property features a spacious open plan kitchen and living area, seamlessly combining contemporary design with every-day convenience. The kitchen is a true highlight, boasting sleek modern units, integrated appliances including built-in oven and microwave, under-cabinet lighting, and ample countertop space. A stylish breakfast bar and wooden flooring add warmth and functionality, making this space ideal for both casual meals and entertaining. Large windows and elegant French doors flood the area with natural light and provide direct access to the private garden, enhancing the sense of space and promoting a bright, airy atmosphere throughout the home.

## First Floor

Both bedrooms are generously sized. The principal bedroom benefits from a built-in wardrobe and an ensuite shower room. The family bathroom completed the first floor.

## External

The private rear garden over looks Edenbrook nature reserve and is thoughtfully landscaped with a combination of lawn and paved patio, perfect for outdoor seating and entertaining.

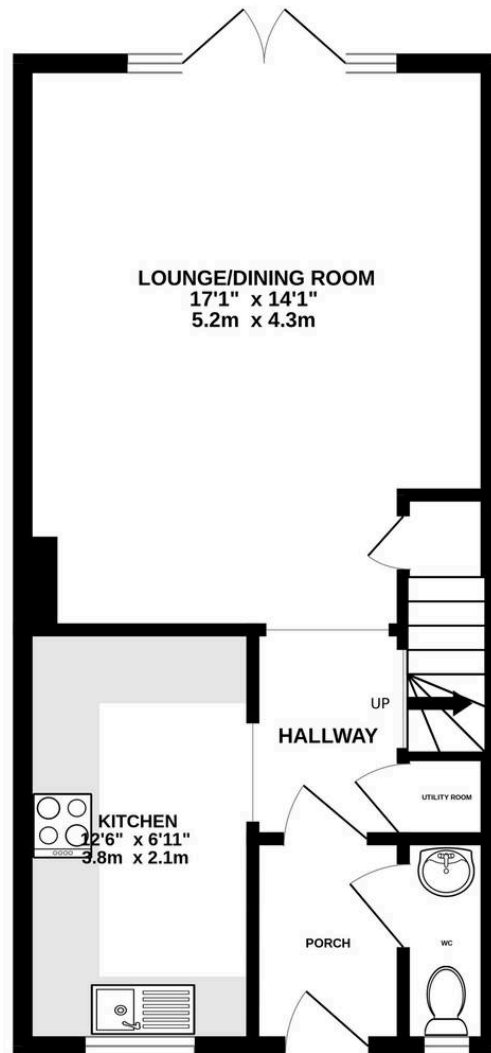




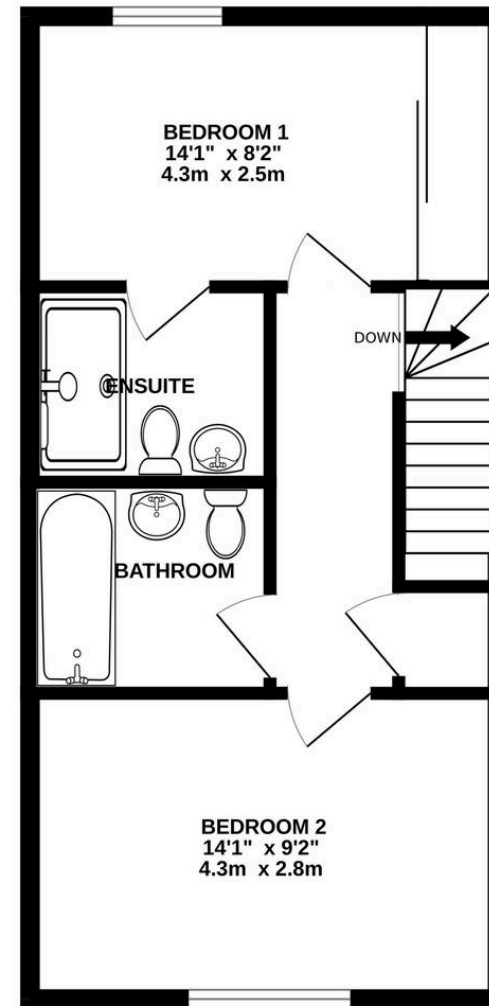




GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 840sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## McCarthy Holden Fleet

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